

From: "Morin, Thomas" <TMorin@trccompanies.com>  
To: "Peterson, Piper" <Peterson.Piper@epa.gov>  
CC: "Matt Gladney" <mgladney@bridgeindustrial.com>  
"Jack McCullough" <jack@mhseattle.com>  
"Ken Lederman" <ken@mhseattle.com>  
"Mauldin, Ramsey" <RMauldin@trccompanies.com>  
Date: 9/26/2022 7:57:18 AM  
Subject: FW: [EXTERNAL] FW: Draft Bridge Industrial 56th St. Air Quality Study for Client Review  
Attachments: 202204395 ECY Comments.pdf  
EPA Comments 9\_16\_22.pdf  
WA DOH\_090722.pdf

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Piper – We thought you might be interested in seeing the comments that Bridge received on the SEPA submission, particularly the EPA comments. This touches on some of the things we were talking about the other day. To be clear, we're not asking you to do anything, just keeping you informed in the event these aren't shared by others.

Please let us know if you'd like to discuss or if you have any insights into how comments like these have been resolved at other sites/properties. As we've discussed, it's obviously challenging to do anything with this property other than the type of commercial development that Bridge is proposing and it's all within the zoning and code that is allowed for that property. The comments step into issues that are more appropriate for City of Tacoma during its master planning and zoning discussions rather than an entitled development project.

Take care,

Thom

**Thomas C. Morin, L.G.**

Vice President / Principal Geologist

Environmental Engineering, Construction, and Remediation



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**From:** Matt Gladney <mgladney@bridgeindustrial.com>  
**Sent:** Friday, September 23, 2022 10:49 AM  
**To:** Ken Lederman <ken@mhseattle.com>; Jack McCullough <jack@mhseattle.com>; Morin, Thomas <TMorin@trccompanies.com>; Cox, Rachel H. <rachel.cox@stoel.com>  
**Cc:** Mauldin, Ramsey <RMauldin@trccompanies.com>; Goff, Naomi <NGoff@trccompanies.com>  
**Subject:** RE: [EXTERNAL] FW: Draft Bridge Industrial 56th St. Air Quality Study for Client Review

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Team,

Long time no talk, hope all is well. I had a long conversation with Shirley the planner on this project last night and she sent along a few of the comment letters she has received. See attached and lets see about setting up a time to review.

Best,

Matt Gladney | Senior Vice President, Development

**Bridge Industrial**

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[mgladney@bridgeindustrial.com](mailto:mgladney@bridgeindustrial.com)

---

**From:** Ken Lederman <[ken@mhseattle.com](mailto:ken@mhseattle.com)>

**Sent:** Monday, May 16, 2022 1:04 PM

**To:** Matt Gladney <[mgladney@bridgeindustrial.com](mailto:mgladney@bridgeindustrial.com)>; Jack McCullough <[jack@mhseattle.com](mailto:jack@mhseattle.com)>; Morin, Thomas <[TMorin@trccompanies.com](mailto:TMorin@trccompanies.com)>; Cox, Rachel H. <[rachel.cox@stoel.com](mailto:rachel.cox@stoel.com)>

**Cc:** Mauldin, Ramsey <[RMauldin@trccompanies.com](mailto:RMauldin@trccompanies.com)>; Goff, Naomi <[NGoff@trccompanies.com](mailto:NGoff@trccompanies.com)>

**Subject:** RE: [EXTERNAL] FW: Draft Bridge Industrial 56th St. Air Quality Study for Client Review

Just a grammar change to further remediate the site in a manner rather than the current version. Otherwise, you are blessed my son.

Ken Lederman

McCullough Hill Leary, ps

Dir: 206.812-6966

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[ken@mhseattle.com](mailto:ken@mhseattle.com)

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**From:** Matt Gladney <[mgladney@bridgeindustrial.com](mailto:mgladney@bridgeindustrial.com)>

**Sent:** Monday, May 16, 2022 11:49 AM

**To:** Ken Lederman <[ken@mhseattle.com](mailto:ken@mhseattle.com)>; Jack McCullough <[jack@mhseattle.com](mailto:jack@mhseattle.com)>; Morin, Thomas <[TMorin@trccompanies.com](mailto:TMorin@trccompanies.com)>; Cox, Rachel H. <[rachel.cox@stoel.com](mailto:rachel.cox@stoel.com)>

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If we need to be careful in how we word things, I backed off of improving the aquafer recharge and went with mitigate any impacts. This is based on the Hydrogeologic study snip below:

## DISCUSSION

The glacial outwash deposits underlying the site act as a local recharge area for the unconfined Shallow Aquifer that is the source of water for most of the City of Tacoma production wells operating in the site vicinity. Although the natural hydraulic gradient of the Shallow Aquifer beneath the site is generally to the northwest, periodic pumping of Tacoma production Wells 11A, 6B, and 4A influences a gradient reversal toward the wells. Accordingly, these wells have a relatively high susceptibility to contamination from sources originating on the subject site during well operation.

The proposed development will result in a decrease of permeable surface area at the site, which may impact aquifer recharge currently occurring at the site by way of infiltration. In our opinion, the permitted use of on-site water quality treatment and infiltration designed in accordance with the STGPD regulations would adequately mitigate any potential impacts to current on-site aquifer recharge. Per Chapter 3 of the TPCHD *General Guidance and Performance Standards for the South Tacoma Groundwater Protection District*, proposed stormwater infiltration units for new construction are subject to STGPD regulations and permitting regardless of hazardous substances are stored or used on site. Based on the nature of the proposed development, and provided the on-site infiltration facilities are properly permitted and conform with the performance standard requirements of the TPCHD, and the City of Tacoma Environmental Services Department (TESD) STGPD infiltration Policy ESD 17-1, it is our opinion that potential groundwater impacts to the Shallow Aquifer resulting from on-site stormwater infiltration would be adequately mitigated.

Project No. T-8465  
Page No. 6

I also added in Thom's comments for blessing from the legal folks to keep me out of trouble.

Best,

Matt Gladney | Senior Vice President, Development

**Bridge Industrial**

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---

**From:** Ken Lederman <ken@mhseattle.com>

**Sent:** Monday, May 16, 2022 8:13 AM

**To:** Jack McCullough <jack@mhseattle.com>; Matt Gladney <mgladney@bridgeindustrial.com>; Morin, Thomas <TMorin@trccompanies.com>; Cox, Rachel H. <rachel.cox@stoel.com>

**Cc:** Mauldin, Ramsey <RMauldin@trccompanies.com>; Goff, Naomi <NGoff@trccompanies.com>; Ken Lederman <ken@mhseattle.com>

**Subject:** RE: [EXTERNAL] FW: Draft Bridge Industrial 56th St. Air Quality Study for Client Review

Couple of minor changes to the first paragraph. Don't want to be too semantic, but we really can't say that we are cleaning up the property as much as we are significantly improving the approved remedial action for the property.

Ken Lederman

McCullough Hill Leary, ps

Dir: 206.812-6966

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**From:** Jack McCullough <jack@mhseattle.com>

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**Sent:** Sunday, May 15, 2022 8:58 PM

**To:** Matt Gladney <[mgladney@bridgeindustrial.com](mailto:mgladney@bridgeindustrial.com)>; Morin, Thomas <[TMorin@trccompanies.com](mailto:TMorin@trccompanies.com)>; Cox, Rachel H. <[rachel.cox@stoel.com](mailto:rachel.cox@stoel.com)>

**Cc:** Mauldin, Ramsey <[RMauldin@trccompanies.com](mailto:RMauldin@trccompanies.com)>; Ken Lederman <[ken@mhseattle.com](mailto:ken@mhseattle.com)>; Goff, Naomi <[NGoff@trccompanies.com](mailto:NGoff@trccompanies.com)>

**Subject:** RE: [EXTERNAL] FW: Draft Bridge Industrial 56th St. Air Quality Study for Client Review

Here is a draft for your review. At this point, I have assumed it will go out over Matt's signature, but that issue remains open.

Jack

John C. McCullough

Attorney at Law

**McCullough Hill Leary, PS**

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**From:** Jack McCullough <[jack@mhseattle.com](mailto:jack@mhseattle.com)>

**Sent:** Saturday, May 14, 2022 6:56 PM

**To:** Matt Gladney <[mgladney@bridgeindustrial.com](mailto:mgladney@bridgeindustrial.com)>; Morin, Thomas <[TMorin@trccompanies.com](mailto:TMorin@trccompanies.com)>; Cox, Rachel H. <[rachel.cox@stoel.com](mailto:rachel.cox@stoel.com)>

**Cc:** Mauldin, Ramsey <[RMauldin@trccompanies.com](mailto:RMauldin@trccompanies.com)>; Ken Lederman <[ken@mhseattle.com](mailto:ken@mhseattle.com)>; Goff, Naomi <[NGoff@trccompanies.com](mailto:NGoff@trccompanies.com)>

**Subject:** RE: [EXTERNAL] FW: Draft Bridge Industrial 56th St. Air Quality Study for Client Review

I'll put something of a draft together with some blanks and you guys can fill them in. Let me know if someone is already on this.

Jack

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**From:** Matt Gladney <[mgladney@bridgeindustrial.com](mailto:mgladney@bridgeindustrial.com)>

**Sent:** Friday, May 13, 2022 9:44:24 AM

**To:** Morin, Thomas <[TMorin@trccompanies.com](mailto:TMorin@trccompanies.com)>; Jack McCullough <[jack@mhseattle.com](mailto:jack@mhseattle.com)>; Cox, Rachel H. <[rachel.cox@stoel.com](mailto:rachel.cox@stoel.com)>

**Cc:** Mauldin, Ramsey <[RMauldin@trccompanies.com](mailto:RMauldin@trccompanies.com)>; Ken Lederman <[ken@mhseattle.com](mailto:ken@mhseattle.com)>; Goff, Naomi <[NGoff@trccompanies.com](mailto:NGoff@trccompanies.com)>

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I think we hold off on including the economic impact as part of a formal submission of the project and part of the public record and try to circulate that to city council and development offices. Jack and team let me know if you feel differently about that.

I do say we get this letter drafted up and sent over sooner rather than later to give the city something to use as a shield. I had a long conversation with the planner and they are not enthusiastic about having to perform an HIA as well.

Best,

Matt Gladney | Senior Vice President, Development

**Bridge Industrial**

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[mgladney@bridgeindustrial.com](mailto:mgladney@bridgeindustrial.com)

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**From:** Morin, Thomas <[TMorin@trccompanies.com](mailto:TMorin@trccompanies.com)>

**Sent:** Friday, May 13, 2022 6:55 AM

**To:** Jack McCullough <[jack@mhseattle.com](mailto:jack@mhseattle.com)>; Matt Gladney <[mgladney@bridgeindustrial.com](mailto:mgladney@bridgeindustrial.com)>; Cox, Rachel H. <[rachel.cox@stoel.com](mailto:rachel.cox@stoel.com)>

**Cc:** Mauldin, Ramsey <[RMauldin@trccompanies.com](mailto:RMauldin@trccompanies.com)>; Ken Lederman <[ken@mhseattle.com](mailto:ken@mhseattle.com)>; Goff, Naomi <[NGoff@trccompanies.com](mailto:NGoff@trccompanies.com)>

**Subject:** RE: [EXTERNAL] FW: Draft Bridge Industrial 56th St. Air Quality Study for Client Review

Does it make sense to include the Economic Impact Analysis?

**Thomas C. Morin, L.G.**

Vice President / Principal Geologist

PNW Area Practice Leader

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**From:** Jack McCullough <[jack@mhseattle.com](mailto:jack@mhseattle.com)>

**Sent:** Thursday, May 12, 2022 6:56 PM

**To:** Matt Gladney <[mgladney@bridgeindustrial.com](mailto:mgladney@bridgeindustrial.com)>; Cox, Rachel H. <[rachel.cox@stoel.com](mailto:rachel.cox@stoel.com)>

**Cc:** Mauldin, Ramsey <[RMauldin@trccompanies.com](mailto:RMauldin@trccompanies.com)>; Ken Lederman <[ken@mhseattle.com](mailto:ken@mhseattle.com)>; Goff, Naomi <[NGoff@trccompanies.com](mailto:NGoff@trccompanies.com)>; Morin, Thomas <[TMorin@trccompanies.com](mailto:TMorin@trccompanies.com)>

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I would start with Bridge. I have been communicating with Steve Victor so hopefully we have that side covered at the moment. We can include the air quality study if it's ready for prime time.

If this all makes sense, we can work on a draft letter.

Jack

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**From:** Matt Gladney <mgladney@bridgeindustrial.com>  
**Sent:** Thursday, May 12, 2022 4:29:25 PM  
**To:** Cox, Rachel H. <rachel.cox@stoel.com>; Jack McCullough <jack@mhseattle.com>  
**Cc:** Mauldin, Ramsey <RMauldin@trccompanies.com>; Ken Lederman <ken@mhseattle.com>; Goff, Naomi <NGoff@trccompanies.com>; Morin, Thomas <TMorin@trccompanies.com>  
**Subject:** RE: [EXTERNAL] FW: Draft Bridge Industrial 56th St. Air Quality Study for Client Review

Jack,

Couple quick questions, should this letter come from Bridge or on MHL letterhead? Should it include the finalized air study (along with some of the other studies we are pulling together – noise and photometric)? We are also working on an incentive program for the leasing to ease some of the concerns about types of trucking and tenantry – \$500K incentive to tenants who provide x amount of EV trucks – \$2M of tenant incentives for Green Industry tenants. These would be \$'s from Bridge not the city.

Best,

Matt Gladney | Senior Vice President, Development  
**Bridge Industrial**  
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---

**From:** Cox, Rachel H. <rachel.cox@stoel.com>  
**Sent:** Wednesday, May 11, 2022 8:26 PM  
**To:** Jack McCullough <jack@mhseattle.com>; Matt Gladney <mgladney@bridgeindustrial.com>  
**Cc:** Mauldin, Ramsey <RMauldin@trccompanies.com>; Ken Lederman <ken@mhseattle.com>; Goff, Naomi <NGoff@trccompanies.com>; Morin, Thomas <TMorin@trccompanies.com>  
**Subject:** RE: [EXTERNAL] FW: Draft Bridge Industrial 56th St. Air Quality Study for Client Review

I like the proposed edits and understand the sensitivity regarding the EIS issue.

---

**From:** Jack McCullough <jack@mhseattle.com>  
**Sent:** Wednesday, May 11, 2022 6:57 PM  
**To:** Cox, Rachel H. <rachel.cox@stoel.com>; Matt Gladney <mgladney@bridgeindustrial.com>  
**Cc:** Mauldin, Ramsey <RMauldin@trccompanies.com>; Ken Lederman <ken@mhseattle.com>; Goff, Naomi <NGoff@trccompanies.com>; Morin, Thomas <TMorin@trccompanies.com>  
**Subject:** RE: [EXTERNAL] FW: Draft Bridge Industrial 56th St. Air Quality Study for Client Review

Here are some suggestions. This is very good and I just want to deemphasize the EIS issue now.

Jack

John C. McCullough  
Attorney at Law  
**McCullough Hill Leary, PS**  
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**From:** Cox, Rachel H. <[rachel.cox@stoel.com](mailto:rachel.cox@stoel.com)>

**Sent:** Wednesday, May 11, 2022 2:43 PM

**To:** Matt Gladney <[mgladney@bridgeindustrial.com](mailto:mgladney@bridgeindustrial.com)>; Jack McCullough <[jack@mhseattle.com](mailto:jack@mhseattle.com)>

**Cc:** Mauldin, Ramsey <[RMauldin@trccompanies.com](mailto:RMauldin@trccompanies.com)>; Ken Lederman <[ken@mhseattle.com](mailto:ken@mhseattle.com)>; Goff, Naomi <[NGoff@trccompanies.com](mailto:NGoff@trccompanies.com)>; Morin, Thomas <[TMorin@trccompanies.com](mailto:TMorin@trccompanies.com)>

**Subject:** RE: [EXTERNAL] FW: Draft Bridge Industrial 56th St. Air Quality Study for Client Review

Hi Matt and Jack,

Thank you for taking the time to meet with me yesterday and for the helpful project information. Below for your consideration is a draft response to the Tacoma-Pierce County Public Health Department's comments regarding a Health Impact Assessment for the project. I have also attached the Board of Health Resolution cited by the Health Department for your reference. (Please also check my assumption regarding triggering an EIS in yellow highlighting.)

In its April 21 letter on the Project SEPA Checklist, Tacoma-Pierce County Public Health Department ("TPCPH") raised concerns about the increased truck traffic that will likely result from the Project and the associated air emissions impacts. TPCPH requested that a "Health Impact Assessment" be conducted for the Project to assess these emissions impacts on community health. While air emission impacts from the Project will be fully analyzed by Bridge Industrial and its consultants in a forthcoming air quality study as part of the SEPA analysis, a Health Impact Assessment is not required here.

TPCPH cites Board of Health Resolution No. 2016-4482 as a basis for conducting the Health Impact Assessment. The 2016 Resolution is aimed at requiring further health-related analysis for projects that will likely cause significant environmental impacts under SEPA and trigger an environmental impact statement, **which this Project likely will not**. Accordingly, the 2016 Resolution does not provide support for requiring a Health Impact Analysis to be performed for this Project.

The mobile source emissions from this Project are also not subject to the air permitting requirements in the Washington state Clean Air Act, including the Health Impact Assessment. The Washington State Clean Air Act requires new or modified stationary sources of air emissions to undergo new source review prior to construction, but new source review does not apply to mobile sources of emissions, like trucks and cars. *RCW 70A.15.2210 (New Source Review requirement for new stationary sources); RCW 70A.15.1030 (17), (23) (Definitions of "New Source" and "Stationary Source"); WAC 173-400-020(2)(b) (Applicability does not include "automobiles, trucks, aircraft")*. New source review includes analysis of a stationary source's potential toxic air pollutant ("TAP") emissions under ch. 173-460 WAC, including, where necessary, a Health Impact Assessment. *WAC 173-460-090 (Second tier review/Health Impact Assessment)*. Health Impact Assessments are only required if the potential TAP emissions from a new stationary source will exceed acceptable source impact levels ("ASILs").

While the new source review program, including the TAPs assessment in ch. 173-460 does not apply to the mobile source emissions from this Project, Bridge Industrial and its consultant are using this program as a guide for analyzing the emissions impacts from the increased truck traffic at the Project site. The preliminary results indicate that no TAPs will exceed the ASILs, and accordingly, no further analysis is warranted here.

One final thing I am still working through, which is mainly a comment for Thom and Naomi-- Have you performed an air permitting applicability analysis for the project? If so, which exemption are you relying on?

I am reviewing the Puget Sound Clean Air Agency's air permitting regulations and how they may apply to the natural gas heaters for this project. In Tacoma, the Puget Sound Clean Air Act ("PSCAA") administers the minor new source review program codified in its own rules, but most of that program is based on the Washington Department of Ecology's new source review rules, incorporated by reference in PSCAA's rules. Per these rules, new source review applies to new or modified stationary sources of emissions, unless the project is exempt from permitting. Ecology's new source review regulations exempt certain emissions units/activities (WAC 173-400-110(4)) and certain sources based on "de minimis thresholds" of emissions (WAC 173-400-110(5), Table 110(5)). PSCAA's rules contain their own unique permitting exemptions and do not adopt Ecology's de minimis thresholds exemption. See PSCAA permitting exemptions at PSCAA Regulation I at 6.03(b) and (c). PSCAA's rules also do not adopt Ecology's de minimis thresholds for toxic air pollutants (see PSCAA Regulation I, Section 6.01(a), adopting WAC 173-460-150, "excluding references to de minimis emission values"). However, the PSCAA rules do contain an exemption that may apply here -- for fuel burning equipment with less than 10 million Btu per hour of heat input burning exclusively natural gas. See PSCAA Regulation I, Section 6.03(c)(1)(A).

Thank you,

Rachel

**Rachel Cox** | Partner  
**STOEL RIVES LLP** | 600 University Street, Suite 3600 | Seattle, WA 98101  
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**From:** Cox, Rachel H.  
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**Cc:** Jack McCullough <[jack@mhseattle.com](mailto:jack@mhseattle.com)>; Mauldin, Ramsey <[RMauldin@trccompanies.com](mailto:RMauldin@trccompanies.com)>; Ken Lederman <[ken@mhseattle.com](mailto:ken@mhseattle.com)>; Goff, Naomi <[NGoff@trccompanies.com](mailto:NGoff@trccompanies.com)>  
**Subject:** RE: [EXTERNAL] FW: Draft Bridge Industrial 56th St. Air Quality Study for Client Review

Thanks, Thom. I will reach out with any questions.

Best,  
Rachel

**Rachel Cox** | Partner  
**STOEL RIVES LLP** | 600 University Street, Suite 3600 | Seattle, WA 98101  
Direct: (206) 386-7654 | Mobile: (b) (6)





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**Cc:** Jack McCullough <jack@mhseattle.com>; Mauldin, Ramsey <RMauldin@trccompanies.com>; Ken Lederman <ken@mhseattle.com>; Goff, Naomi <NGoff@trccompanies.com>

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Rachel If you need to go full air-nerd feel free to reach out directly to Naomi. Similarly, if you think the draft report could benefit from some revisions please let us know that as well.

Thom

**Thomas C. Morin, L.G.**

Vice President / Principal Geologist

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**From:** Matt Gladney <mgladney@bridgeindustrial.com>

**Sent:** Tuesday, May 10, 2022 11:10 AM

**To:** Cox, Rachel H. <rachel.cox@stoel.com>

**Cc:** Morin, Thomas <TMorin@trccompanies.com>; Jack McCullough <jack@mhseattle.com>; Mauldin, Ramsey <RMauldin@trccompanies.com>; Ken Lederman <ken@mhseattle.com>; Goff, Naomi <NGoff@trccompanies.com>

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Rachel,

See attached

Best,

Matt Gladney | Senior Vice President, Development

**From:** Morin, Thomas <[TMorin@trccompanies.com](mailto:TMorin@trccompanies.com)>  
**Sent:** Friday, May 6, 2022 3:25 PM  
**To:** Matt Gladney <[mgladney@bridgeindustrial.com](mailto:mgladney@bridgeindustrial.com)>  
**Cc:** Ken Lederman <[ken@mhseattle.com](mailto:ken@mhseattle.com)>; Jack McCullough <[jack@mhseattle.com](mailto:jack@mhseattle.com)>; Mauldin, Ramsey <[RMauldin@trccompanies.com](mailto:RMauldin@trccompanies.com)>; Goff, Naomi <[NGoff@trccompanies.com](mailto:NGoff@trccompanies.com)>  
**Subject:** FW: Draft Bridge Industrial 56th St. Air Quality Study for Client Review

Matt Here s the latest draft of the Air Quality Study for BP Tacoma from Naomi and her team. As discussed, the text has been beefed up regarding the HIA and this version includes the GHG calculations and discussion.

Jack Please review as well and provide suggestions on language via redline, particularly as it relates to compliance with the HIA requirements. If you are bringing counsel with air quality experience onto the team, we d obviously welcome their input as well.

Hope everyone has a great weekend.

Thom

**Thomas C. Morin, L.G.**  
Vice President / Principal Geologist  
PNW Area Practice Leader  
Environmental Engineering, Construction, and Remediation



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**From:** Goff, Naomi <[NGoff@trccompanies.com](mailto:NGoff@trccompanies.com)>  
**Sent:** Friday, May 6, 2022 3:16 PM  
**To:** Morin, Thomas <[TMorin@trccompanies.com](mailto:TMorin@trccompanies.com)>  
**Cc:** Mauldin, Ramsey <[RMauldin@trccompanies.com](mailto:RMauldin@trccompanies.com)>  
**Subject:** Draft Bridge Industrial 56th St. Air Quality Study for Client Review

Hi Thom,

I've attached the draft Bridge Industrial 56<sup>th</sup> St. Air Quality Study (including GHG calculations, discussion, and enhanced HIA discussion) for client review.

Thank you very much for your guidance and patience.

Have a great weekend,

Naomi

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